



**Town of Hamilton Planning Board
PO Box 429, 577 Bay Road
Hamilton, MA 01936
978-468-5584**

AGENDA

Tuesday, April 5, 2016 – 7:00 PM – Hamilton Town Hall, Memorial Room

1. **ANR Filing – 21 Harris Avenue** - Property at 21 Harris Avenue currently shown with abutting areas as paper streets (with potential easement rights in paper streets owned by abutters) is proposed to be depicted as including portions of land lying within existing abutting paper streets and for the abutting paper street land areas to be designated as Parcel K, Parcel L, Parcel G and Parcel H. The purpose of the proposed designation is for the purposes of releasing potential easement rights in the parcels to the fee owners of such parcels.
 2. **SITE PLAN REVIEW RECOMMENDATION (Finalize)** – 248 Bay Road; An application for a Site Plan Review to the ZBA has been requested by the Turnbuckle Realty Trust for a bakery /café/residential project with retail food and merchandise sales on the first floor and a two bedroom residential unit apartment on the second floor. Accordingly, the Planning Board will discuss and prepare a recommendation for the Site Plan in order to forward to the ZBA. The site is within the Business District.
 3. **BOARD DISCUSSION** - In accordance with MGL c 40A, Sec.5, the Planning Board has held a public hearing regarding proposed changes to the Hamilton Zoning Bylaw and closed the hearing as of February 23, 2016. The Board voted on March 15, 2016 a recommendation to take no action but will discuss editing and possible future changes to the Hamilton Zoning Bylaw.
 4. **BOARD BUSINESS** – Updates from other boards, committees, activities – HDC; CPC; ZBA cases; reminder re Annual Ethics Filings; etc.
 5. **MINUTES** – Feb 23, 2016; March 3, 2016; March 15, 2016.
- * **Next meeting dates:** April 19, 2016; May 3, 2016; May 17, 2016.